

To: Chief Executive, Hutt City Council

Via email to [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz).

1. This is a submission from Mark Robert Struthers on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is mark.struthers14@gmail.com.
3. I could not gain an advantage in trade competition through this submission.
4. The specific provisions of the proposal that my submission relates to, my submission on those provisions, and the decisions I seek are shown in the below table. I also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
5. I do not wish to be heard in support of my submission.
6. If others make a similar submission, I will consider presenting a joint case with them at the hearing.

## Introduction

7.  
I am the property owner for 24 Karaka St, and a recent new resident of Lower Hutt. This submission is in relation to the environmental handling of a council owned asset next to my property.
8. ...

## Decisions Requested

1.	District wide matters	Hazards & risks – Natural hazards	Support with amendment	I support the discouragement of building intensification in high risk natural flooding areas. I am not in support of how the RMA's definition of Natural Hazard has been practiced in flood modelling, by including man-made council assets as flood risks as this does not encourage refurbishment / improvement of that man-made asset. An example is 161N Wainuiomata Rd – a man made drainage ditch that in new modelling poses an overflow risk to neighbouring properties. This flood risk would not exist without this man-made asset, as it is not a natural feature, so is not a natural hazard, but one built.	Separate the man-made environmental risks (whether it be flooding, landslip, subsidence, fire etc) from natural risks in GIS modelling. This would better indicate to asset owners when their assets are a risk to others property, to encourage improvement of those assets.
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